

Entered on Docket  
November 01, 2018

Honorable Mike K. Nakagawa  
United States Bankruptcy Judge



Matthew L. Johnson (6004)  
Russell G. Gubler (10889)  
Ashveen S. Dhillon (14189)  
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**UNITED STATES BANKRUPTCY COURT**

**DISTRICT OF NEVADA**

In re:

SCHULTE PROPERTIES LLC,

Debtor.

Bankruptcy Case No. 18-12734-MKN

Chapter 11

Date: October 24, 2018

Time: 9:30 a.m.

**ORDER GRANTING MOTION TO ASSUME LEASES BETWEEN SCHULTE PROPERTIES LLC AND RESIDENTIAL TENANTS**

The MOTION TO ASSUME LEASES BETWEEN SCHULTE PROPERTIES LLC AND RESIDENTIAL TENANTS (Doc 84) (the “Motion”) filed in this case by Johnson & Gubler, P.C., as Counsel for the Debtor, having come before the Court on the 24th day of October, 2018, the

Court having reviewed and considered the Motion and related documents, and due notice of the Motion and the hearing of the Motion having been given to all parties entitled thereto, and having heard the argument of counsel at the hearing on the Motion, at which time all parties in interest were afforded an opportunity to be heard, and for the reasons stated orally and recorded in open court that shall constitute the decision of the Court pursuant to Rule 7052 of the Federal Rules of Civil Bankruptcy Procedure, and having reviewed the Supplemental Declaration of Matthew L. Johnson in Support of motion to Assume Leases Between Schulte Properties LLC and Residential Tenants, and good cause appearing, it is hereby:

**ORDERED** that the pre-petition leases between the Debtor or its predecessor(s) and the tenants residing at the following properties, as set forth in the Motion, are approved and deemed assumed by the Debtor:

1. Monica Montero & Brenda Torres Lopez  
9500 Aspen Glow Drive  
LAS VEGAS, NV 89134
2. Linda Reina and Claudia Romero  
7873 Bridgefield Lane  
LAS VEGAS, NV 89147
3. David Pierce  
509 Canyon Greens Dr.  
Las Vegas, NV 89144-0830
4. William Hallman  
3322 Cheltenham Street  
LAS VEGAS, NV 89129
5. Robin & Tyrel James  
3383 Cloverdale Court  
LAS VEGAS, NV 89117
6. Shauna Brogan  
1624 Desert Canyon Ct  
Las Vegas, NV 89128-7900
7. Karen and Aja Campbell  
3729 Discovery Creek Ave  
North Las Vegas, NV 89031-3603

- 1       8. Jason Cowie  
2       1392 Echo Falls Avenue  
3       LAS VEGAS, NV 89123
- 4       9. Ivy Flores & Jason Scott  
5       1701 Empire Mine Drive  
6       HENDERSON, NV 89014
- 7       10. James and Judy Craig  
8       9020 Feather River Court  
9       LAS VEGAS, NV 89117
- 10      11. Varry Heramis, Amamlia Kutlu, & S. Kutlu  
11      1013 Golden Hawk Way  
12      LAS VEGAS, NV 89108
- 13      12. Maria Cabrera  
14      4521 W. La Madre Way  
15      NORTH LAS VEGAS, NV 89031
- 16      13. Steven McCoy  
17      8562 Lambert Drive  
18      LAS VEGAS, NV 89147
- 19      14. Laimonas Gubista & Siga Urdakyte  
20      276 Manzanita Ranch Lane  
21      HENDERSON, NV 89012
- 22      15. Kelly Frey  
23      2861 Marathon Drive  
24      HENDERSON, NV 89074
- 25      16. Billy Obedoza & Kami Conselva  
26      5218 Misty Morning Drive  
27      LAS VEGAS, NV 89118
- 28      17. Roni & Miri David  
29      10317 Neopolitan Place  
30      LAS VEGAS, NV 89144
- 31      18. Clint Fisher  
32      956 Ostrich Fern Court  
33      LAS VEGAS, NV 89123
- 34      19. Doris Cajas and Javier Linares  
35      8216 Peaceful Canyon Drive  
36      Las Vegas, NV 89128-7926

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- 2     20. Jesse Gaytan & Dulce Soliz  
      6091 Pumpkin Patch Avenue  
      LAS VEGAS, NV 89142
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- 4     21. Donald and Bonnie Lee  
      5709 Ridgetree Avenue  
      LAS VEGAS, NV 89107
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- 6     22. John Letus  
      5524 Rock Creek Lane  
      LAS VEGAS, NV 89130
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- 8     23. Janice Williams  
      922 Saddle Horn Drive  
      HENDERSON, NV 89002
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- 10    24. Jonathan Hayes  
      5609 San Ardo Place  
      LAS VEGAS, NV 89130
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- 12    25. Taylor Sinnott and Andrew Schanda  
      9521 Sierra Summit Ave  
      Las Vegas, NV 89134-0113
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- 14    26. Regina Marion and Rodney Brown  
      1194 Stormy Valley Rd  
      Las Vegas, NV 89123-3171
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- 16    27. Nettie Johnston & Juris Ore  
      2290 Surrey Meadows Avenue  
      HENDERSON, NV 89052
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- 18    28. Darlene Seltmann  
      2614 Sweet Leilani Avenue  
      NORTH LAS VEGAS, NV 89031
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- 20    29. Anthony Hunt & Akila Zamba-Martin  
      2525 Via Di Autostrada  
      HENDERSON, NV 89074
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**IT IS FURTHER ORDERED** that any leases relating to the following properties, whose tenants entered into their leases with the Debtor post-petition, are specifically excluded from this Order:

- 1     1. 2460 Avenida Cortes  
2         Henderson, NV 89074
- 3     2. 4710 Brently Place  
4         Las Vegas, NV 89122
- 5     3. 1528 Splinter Rock Way  
6         North Las Vegas, NV 89031

6             **IT IS FURTHER ORDERED** that the status hearing on the Motion currently scheduled for  
7 December 12, 2018 at 9:30 be vacated.

8             **IT IS SO ORDERED.**

9             Respectfully submitted by:

10             JOHNSON & GUBLER, P.C.



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12             Matthew L. Johnson, Esq.  
13             Russell G. Gubler, Esq.  
14             8831 West Sahara Avenue  
15             Las Vegas, Nevada 89117  
16             *Attorneys for Debtor*

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18             Local Rule 9021

19             In accordance with LR 9021, counsel submitting this document certifies that the order accurately  
20             reflects the court's ruling and that:

21              No party appeared at the hearing or filed an objection to the motion.